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December 19, 2006

The Honorable Charles Djou, Chair, and Members
Zoning Committee
City Council
City and County of Honolulu
530 S. King Street, Room 202
Honolulu, Hawaii 96813

RE: Bill 86 (2006) Regulating for an interim period development on lots along the alignment selected by
the Council as the locally preferred alternative (LPA) for the Honolulu High Capacity Corridor
Project (HHCTC) in the City and County of Honolulu

Dear Chair Djou and Committee Members:

Fifield Companies is very concerned about the impacts Bill 86 would have on development in Honolulu.
Specifically, Bill 86 would halt development projects already underway, even those that meet the Council's
goals for high-density development along the proposed transit alignment. Allure Waikiki, Fifield Companies'
project on Kalakaua Avenue between Ala Wai Boulevard and Ena Road, is such a development. With 300
condominium units and 9,000 sq. ft. of commercial use, our project is exactly the kind of development the
Council is seeking along the transit alignment.

We have already conducted an Environmental Assessment and submitted our Waikiki Special Design
District permit application to the City. The site has been cleared and we are expecting to move forward
with construction in late Spring or early Summer.

Bill 86 would be extremely detrimental to our company, and we urge you to hold Bill 86 in committee.
However, if Bill 86 proceeds, we strongly believe that there should be an amendment to exempt projects
within the Waikiki Special Design District and with more than 200 units. This would allow the current land
use guidelines to remain in effect in the Special Design District and ensure the high-density development
the Council is seeking.

Thank you for the opportunity to present our thoughts on this important matter.

Benjamin L. Ortega
Vice President of Development

Misc. Com. No. 1975

2